



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

GENERAL INFORMATION

2018 APR 23 PM 2:27
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-016195-2018

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : ✓ Variance : _____ Appeal : _____

PETITIONER : Cambridge Cat Clinic - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 1100-1108 Cambridge Street Cambridge, MA

TYPE OF OCCUPANCY : 4.35 (L) ZONING DISTRICT : Business A Zone

REASON FOR PETITION :

Other: Use Special Permit

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Special Permit relief to operate a Veterinary Clinic in the groundfloor commercial locations at 1100-1108 Cambridge Street.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.35.L (Use for Veterinary Clinic).

Article 10.000 Section 10.30 (Special Permit).

Original Signature(s) :


(Petitioner(s) / Owner)

Sean D. Hope Esq

(Print Name)

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : April 19, 2018

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We 1100-1108 Cambridge Street LLC
(OWNER)

Address: 17 Ivaloo Street, Suite 100, Somerville, MA 02143

State that I/We own the property located at 1100-1108 Cambridge Street which is the subject of this zoning application.

The record title of this property is in the name of 1100-1108 Cambridge Street LLC

*Pursuant to a deed of duly recorded in the date 9/20/2012 Middlesex South County Registry of Deeds at Book 60051, Page 171; or

Middlesex Registry District of Land Court, Certificate No. _____

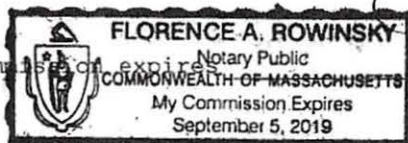
Book _____ Page _____.

Alex M. Steinberg, Manager
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Alex M. Steinberg personally appeared before me, this 11th of April, 2018, and made oath that the above statement is true.



My commission expires _____ (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 1100-1108 Cambridge Street Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
With the requested relief the requirements of the ordinance will be satisfied.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
No congestion, hazard, or substantial change in the established neighborhood character will result from approving the Veterinary Clinic Use because the building is site on the commercial corridor of Cambridge Street with several other commercial ground floor Uses. Further there isn't another Veterinary Clinic in close proximity so the Use will serve a need not easily accessible for area residents.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
The continued operation of or the development of adjacent uses will not be adversely affected because the Petitioners are experienced operators and will implement industry standard best practices to ensure no negative impact on neighboring businesses or abutters.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
No nuisance or hazard will be created nor will any detriment to the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City because any noise or smell issues will be mitigated by the design of the facility and the health and safety protocols.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
The proposed Use will not impair the integrity of the district and in fact will strengthen the commercial character of Cambridge Street by diversifying the commercial and retail establishments.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Commercial/Vacant
LOCATION: 1100-1108 Cambridge Street Cambridge, MA **ZONE:** Business A Zone
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Commercial

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		1839sf	1839sf	2832sf	(max.)
<u>LOT AREA:</u>		2832sf	2832sf	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.65	.65	1.0	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		n/a	n/a	n/a	(min.)
<u>SIZE OF LOT:</u>	WIDTH	50'	50'	50'min	(min.)
	DEPTH	43'	43'	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	0'	(min.)
	REAR	10'	10'	20'	(min.)
	LEFT SIDE	0'	0'	7.5'	(min.)
	RIGHT SIDE	0'	0'	7.5'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	20'	20'	35'	(max.)
	LENGTH	43'	43'	n/a	
	WIDTH	50'	50'	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		>5%	>5%	n/a	(min.)
<u>NO. OF DWELLING UNITS:</u>		n/a	n/a	1	(max.)
<u>NO. OF PARKING SPACES:</u>		0	0	6.1	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	n/a	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

1100-1108 Camb. St.

Petitioner

82-54
1099 CAMBRIDGE. LLC,
148 OAKLEY RD.
BELMONT, MA 02478

82-56
CILLO, ANTONIO & ADRIANA CILLO,
TR. OF THE CAMBRIDGE STREET REALTY TR.
34 ARBORFIELD RD
ROSLINDALE, MA 02131

SEAN D. HOPE, ESQ.
675 MASS AVE
CAMBRIDGE, MA 02139

82-79
ZUCHER, CARLOS
1103 CAMBRIDGE ST
CAMBRIDGE, MA 02139

85-23
SEEGER, JEREMY
352 NORFOLK ST
CAMBRIDGE, MA 02139

85-25
SOUSA, CAROLE A.
354 NORFOLK ST.
CAMBRIDGE, MA 02139

85-27
CERQUEIRA, JOSEPH A.,
TR., OF BETTENCOURT & NETO REALTY TR.
87 PRICHARD AVE.
SOMERVILLE, MA 02144

85-28
GORE STREET PROPERTIES LLC
1124 CAMBRIDGE ST
CAMBRIDGE, MA 02139

85-30
RIVERA, M. MARGARITA
259 ELM STREET
CAMBRIDGE, MA 02139

85-31
BETTENCOURT, EMMANUEL A.
257 ELM ST
CAMBRIDGE, MA 02139

85-64
1100-1108 CAMBRIDGE STREET LLC
C/O RCG LLC
17 IVALOO ST., SUITE 100
SOMERVILLE, MA 02143

85-72
PINTO, MARIA V.
1124 CAMBRIDGE ST
CAMBRIDGE, MA 02139

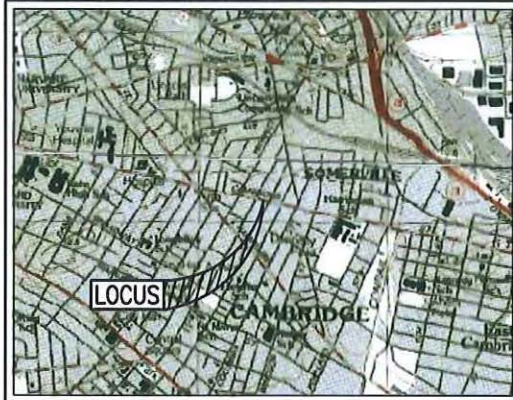
85-80
LEAL, RITA & ROBERT C. LEAL
348 NORFOLK ST
CAMBRIDGE, MA 02139

85-81
MCCAGUE, YVONNE & DANIEL HEENAN
346 NORFOLK ST
CAMBRIDGE, MA 02139

85-93
CARDOSO, DAVID T. & DOMINGAS M. DOCANTO
269 ELM STREET
CAMBRIDGE, MA 02139

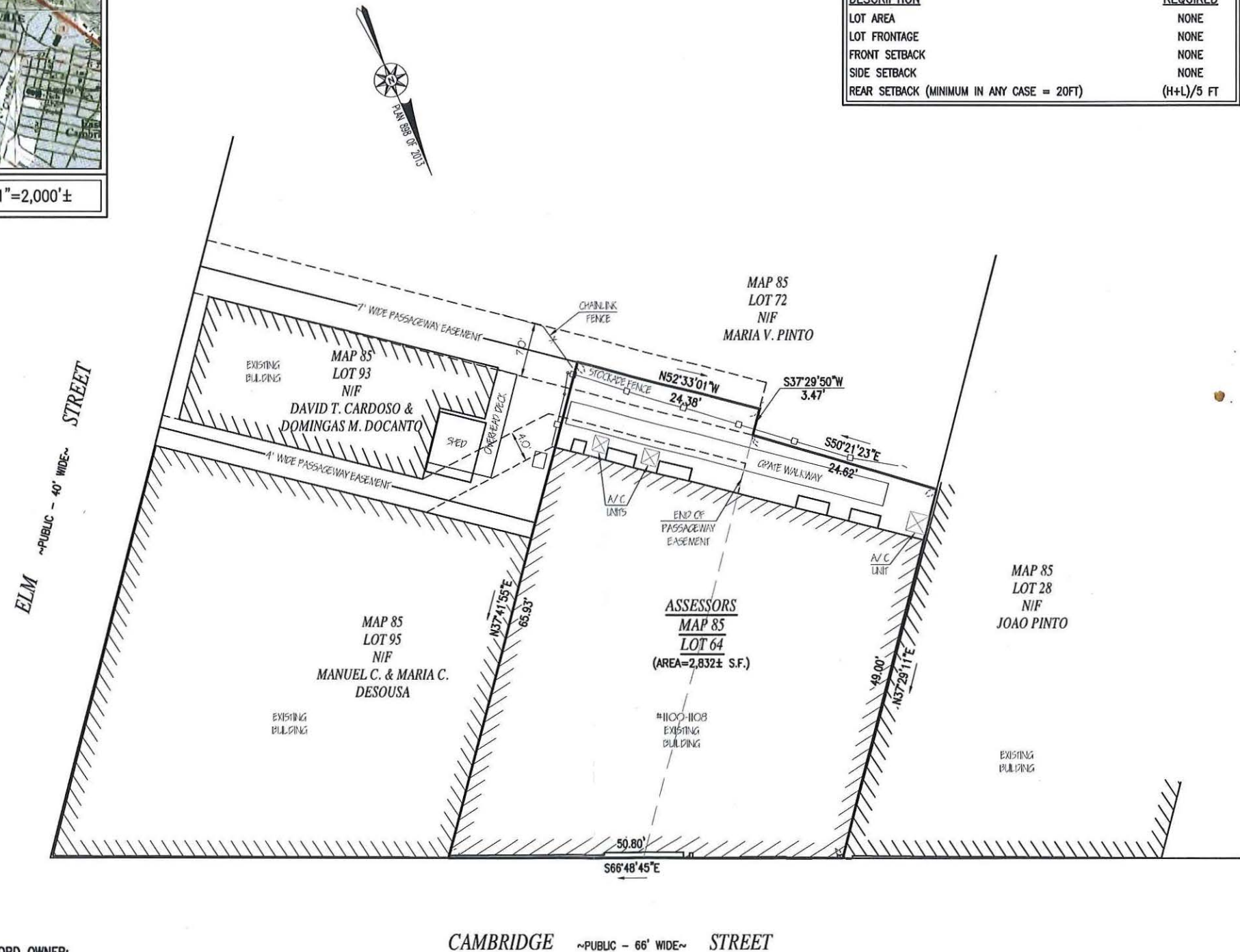
85-95
DESOUSA, MANUEL C., MARIA C. SOUSA &
ANTONIO F. RIBEIRO TRS OF CAMBELM REALTY
1092 CAMBRIDGE ST
CAMBRIDGE, MA 02139

82-57
CLUBE DESPORTIVO FAIALENSE, INC.
1121 CAMBRIDGE ST
CAMBRIDGE, MA 02139



LOCUS MAP SCALE: 1"=2,000'±

- ZONING DATA -	
DISTRICT: BA - BUSINESS A	
DESCRIPTION	REQUIRED
LOT AREA	NONE
LOT FRONTAGE	NONE
FRONT SETBACK	NONE
SIDE SETBACK	NONE
REAR SETBACK (MINIMUM IN ANY CASE = 20FT)	(H+L)/5 FT



PLAN REFERENCES:
PLAN BOOK 37 PAGE 265
PLAN #979 OF BOOK 1978
PLAN #1217 OF BOOK 1982
PLAN #171 OF BOOK 1984
PLAN #506 OF BOOK 1988
PLAN #981 OF BOOK 1994
PLAN #898 OF BOOK 2013

RECORD OWNER:
ASSESSORS MAP 85 LOT 64
1100-1108 CAMBRIDGE STREET, LLC
C/O RCG, LLC
17 WALDO STREET, SUITE 100
SOMERVILLE, MA 02143
DEED BOOK 60051 PAGE 171

NOTES:
1. PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP., INC. IN FEBRUARY OF 2016.

REVISIONS



www.FarlandCorp.com

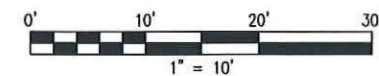
401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479
OFFICES IN:
• TAUNTON
• MARLBOROUGH
• WARWICK, RI

DRAWN BY: MJW
DESIGNED BY: -
CHECKED BY: BJM

CERTIFIED PLOT PLAN
1100-1108 CAMBRIDGE STREET
ASSESSORS MAP 85 LOT 64
CAMBRIDGE, MASSACHUSETTS
BETH UNGER, 1100-1108 CAMBRIDGE ST, LLC
1100-1108 CAMBRIDGE STREET
CAMBRIDGE, MA 02139

PREPARED
FOR:

MARCH 14, 2016
SCALE: 1"=10'
JOB NO. 16-126
LATEST REVISION:

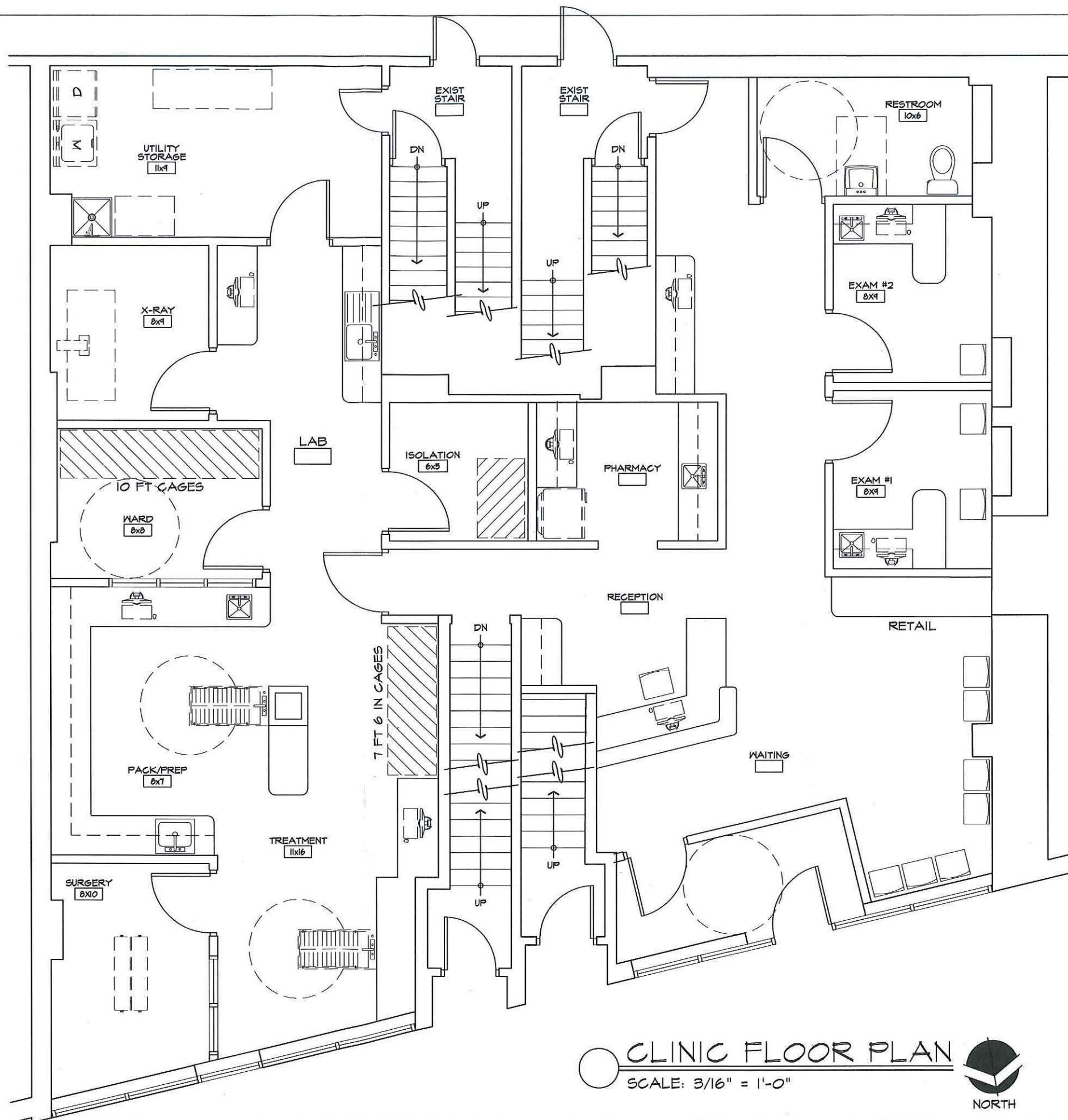




STREET VIEW
SCALE: NOT TO SCALE



LOCATION MAP
SCALE: NOT TO SCALE



CLINIC FLOOR PLAN
SCALE: 3/16" = 1'-0"
NORTH

BKingARCH
KING STUDIOS, LLC
3992 Campo Ct
Boulder CO 80301
303.884.0833
BKing@BKingARCH

CAMBRIDGE CAT CLINIC
DRS. LEVINE & WIDMAN
1100 CAMBRIDGE ST.
CAMBRIDGE, MA

PROJECT #
DATE: 14 APRIL 2018
DRAWN BY: BMK
CHECKED BY: BMK
REVISIONS:

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Sheet

of 1 Sheets



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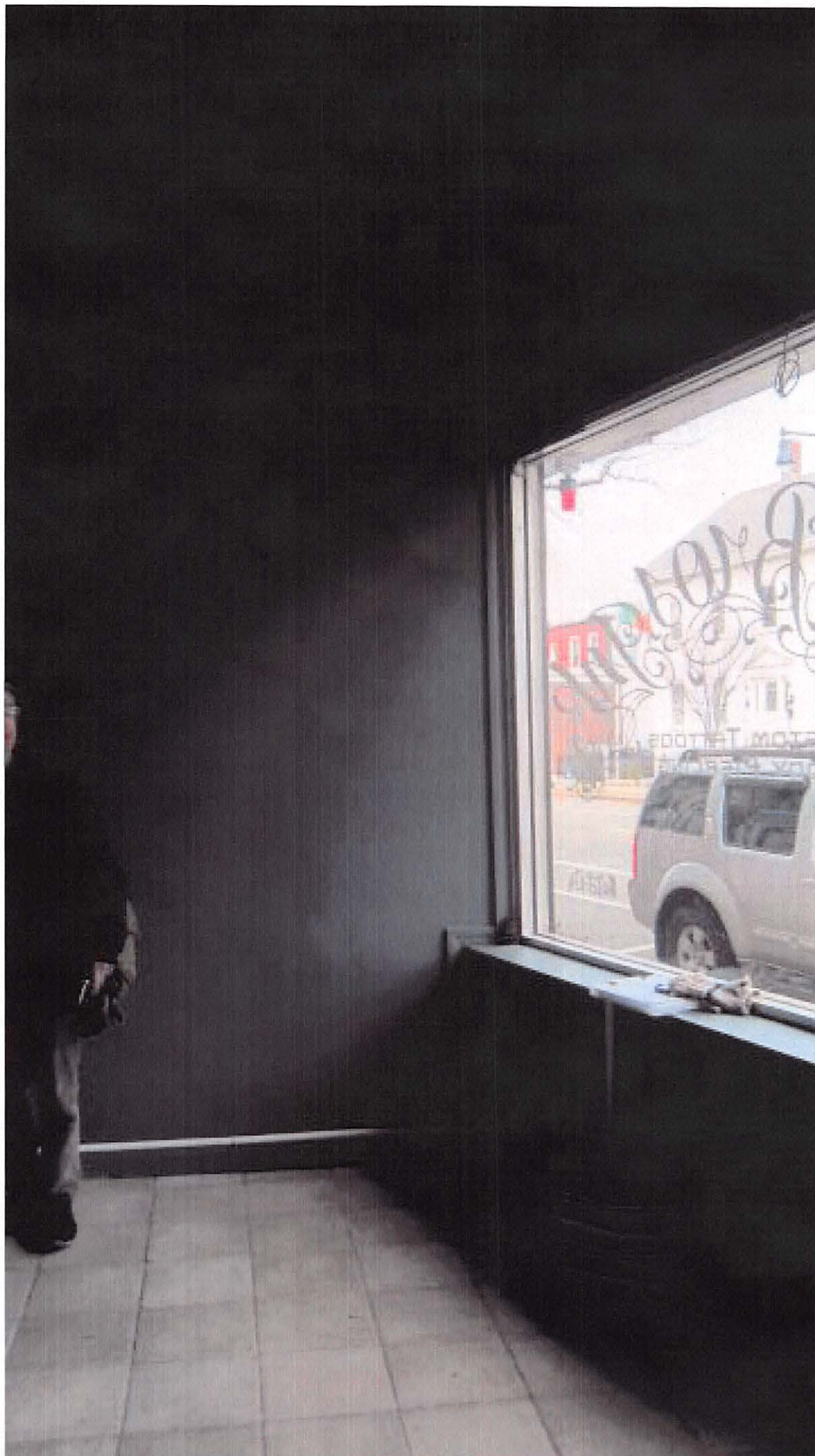
EX-1

1100-1108 Cambridge St.













CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 1100-1108 Cambridge Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
- ☐ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- ☐ Avon Hill Neighborhood Conservation District
- ☐ Half Crown – Marsh Neighborhood Conservation District
- ☐ Harvard Square Conservation District
- ☐ Mid Cambridge Neighborhood Conservation District
- ☐ Designated Landmark
- ☐ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☒ Structures is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition proposed. No CHC review of use.
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date April 26, 2018

Received by Uploaded to Energov

Date April 26, 2018

Relationship to project BZA 16185-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>